



**UNITED STATES BANKRUPTCY COURT  
DISTRICT OF NEW JERSEY, NEWARK DIVISION**

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Attorney for Creditor, Prospect Townhomes Corporation**

Order Filed on July 12, 2023  
by Clerk  
U.S. Bankruptcy Court  
District of New Jersey

**In re**

**JANET JONES**

**Case No.: 18-20976-JKS  
Chapter 13**

**Debtor**

**Honorable John K. Sherwood,  
U.S.B.J.**

**ORDER RESOLVING MOTION FOR RELIEF FROM STAY**

The relief set forth on the following page is ORDERED.

**DATED: July 12, 2023**

A handwritten signature in black ink, appearing to read "J.K. Sherwood", is written over a horizontal line.

Honorable John K. Sherwood  
United States Bankruptcy Court

Upon the motion of Creditor, Prospect Townhomes Corporation under Bankruptcy Code section 362(d) for relief from the automatic stay, and for cause shown from the Certification submitted by Whispering Woods Condominium Association, Inc., it is hereby:

1. **ORDERED**, that Debtor shall pay to Creditor's \$4,284.50 to resolve Creditor's Motion for Relief from the Automatic Stay as follows:

a. \$4,284.50 on or before 6/15/2023


2. Debtor shall continue to make timely payments to the Association of post-petition assessments pursuant to the terms of the Association's governing documents.

3. If the Debtor fails to make any payment to the Trustee of Association or to Creditor pursuant to this Consent Order of the Bankruptcy Plan within thirty (30) days of the date that the payment is due, then the Association may obtain an Order Vacating the Automatic Stay, by filing with the Court, a Certification of Default specifying the Debtor's failure to comply with this Order. At the time that the certification is filed with the Court, a copy of the certification shall also be sent to the Chapter 13 Standing Trustee and the Debtor's attorney.

The undersigned hereby consent to the form and entry of the foregoing Order.

Griffin Alexander, P.C.  
Attorneys for Creditor,  
Prospect Townhomes Corporation

By:

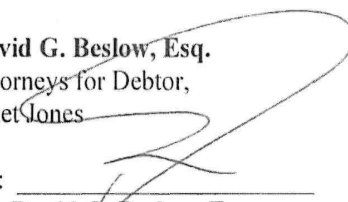
  
Glenford Warmington, Esq.  
Attorneys for Creditor,

Date:

4/12/23

David G. Beslow, Esq.  
Attorneys for Debtor,  
Janet Jones

By:

  
David G. Beslow, Esq.  
Attorneys for Debtor, Esq.

Date:

4/12/23

In re:  
Janet Jones  
Debtor

Case No. 18-20976-JKS  
Chapter 13

## CERTIFICATE OF NOTICE

District/off: 0312-2  
Date Rcvd: Jul 13, 2023

User: admin  
Form ID: pdf903

Page 1 of 2  
Total Noticed: 1

The following symbols are used throughout this certificate:

Symbol	Definition
+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Jul 15, 2023:

Recip ID	Recipient Name and Address
db	+ Janet Jones, 74 Prospect Street, East Orange, NJ 07017-2409

TOTAL: 1

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.  
Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI).

NONE

## BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, \*duplicate of an address listed above, \*P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

NONE

## NOTICE CERTIFICATION

I, Gustava Winters, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Jul 15, 2023

Signature: /s/Gustava Winters

## CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on July 13, 2023 at the address(es) listed below:

Name	Email Address
Andrew M. Lubin	on behalf of Creditor BANK OF AMERICA N.A. nj-ecfmail@mwclaw.com, alubin@milsteadlaw.com
Brian E Caine	on behalf of Creditor BANK OF AMERICA N.A. bcaine@parkermccay.com, BKcourtnotices@parkermccay.com
David G. Beslow	on behalf of Debtor Janet Jones yrodriguez@goldmanlaw.org yrodriguez.knight29@gmail.com;ecf-control@goldman-beslow.com;beslow.davidr64764@notify.bestcase.com;cfinnerty@goldmanlaw.org;r64764@notify.bestcase.com;GoldmanBeslowLLC@jubileebk.net
Denise E. Carlon	on behalf of Creditor Toyota Motor Credit Corporation dcarlon@kmlawgroup.com bkgroup@kmlawgroup.com
Gavin Stewart	on behalf of Creditor Toyota Motor Credit Corporation bk@stewartlegalgroup.com
Glenford Washington Warmington	

District/off: 0312-2

User: admin

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Date Rcvd: Jul 13, 2023

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Total Noticed: 1

on behalf of Creditor Prospect Townhomes Corporation attorneys@lawgapc.com

Kevin Gordon McDonald

on behalf of Creditor Toyota Motor Credit Corporation kmcdonald@kmlawgroup.com bkgroup@kmlawgroup.com

Marie-Ann Greenberg

magecf@magtrustee.com

Mark Goldman

on behalf of Debtor Janet Jones yrodriguez@goldmanlaw.org  
yrodriguez.knight29@gmail.com;ecf-control@goldman-beslow.com;r64764@notify.bestcase.com;cfinnerty@goldmanlaw.org;Go  
ldmanBeslowLLC@jubileebk.net

U.S. Trustee

USTPRegion03.NE.ECF@usdoj.gov

TOTAL: 10